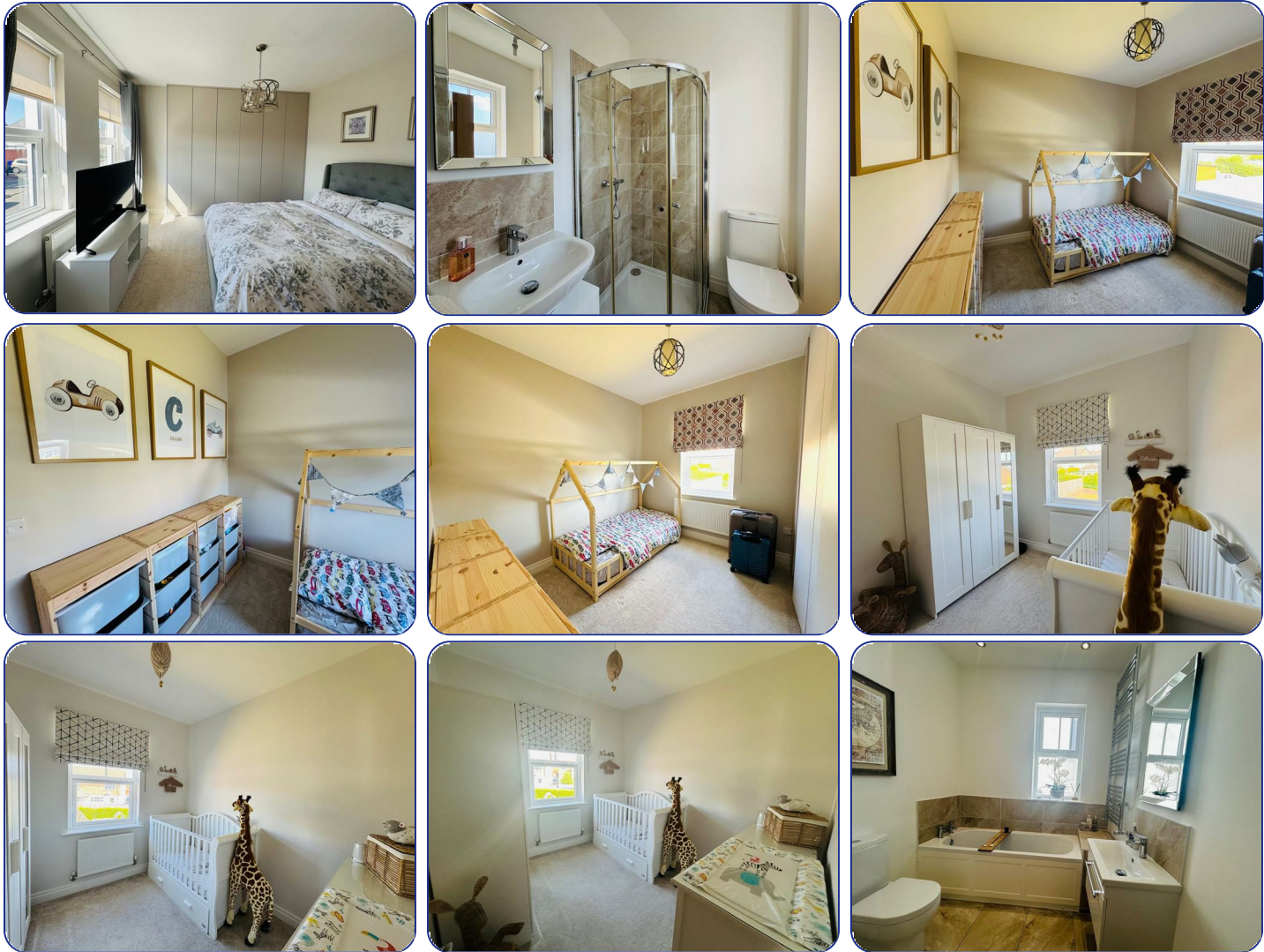


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** Daniel Henry (Waterside)  
34 Spencer Road, Londonderry BT47 6AA  
Tel. 02871347539  
waterside@danielhenry.co.uk  
www.danielhenry.co.uk



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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**Daniel Henry**  
ESTATE AGENTS

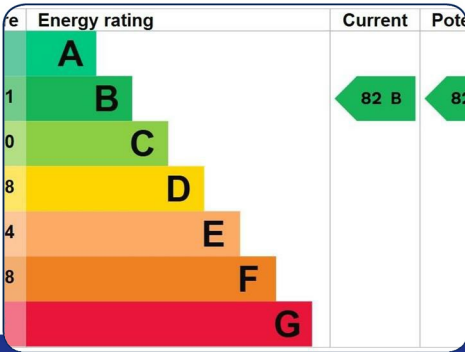
£235,000

**FOR SALE**



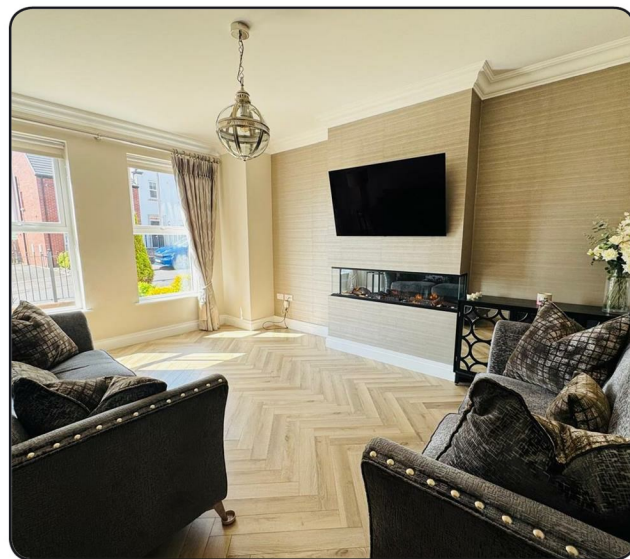
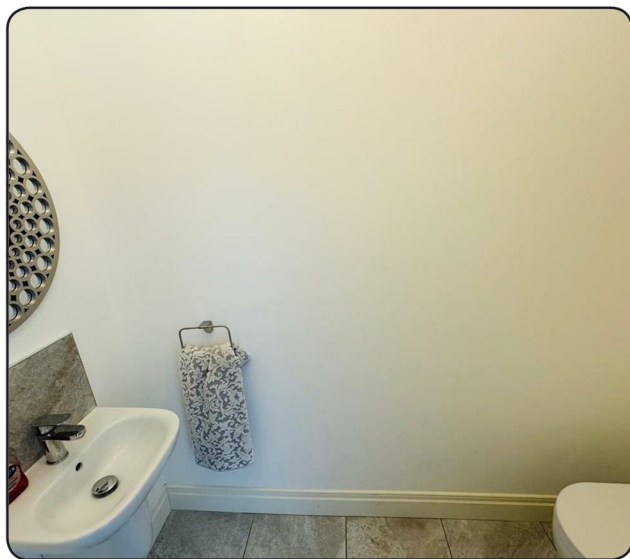
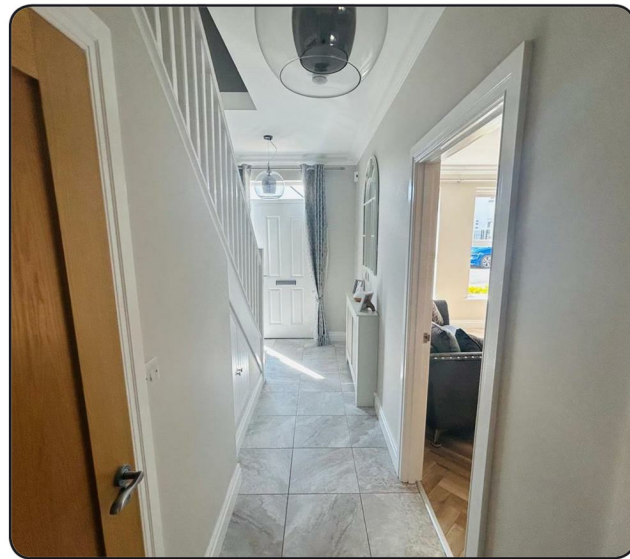
**149 Birch Hill, Derry, BT47 2FL**

- SEMI DETACHED HOUSE
- 3 BEDROOMS/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- FLOORED ROOFSpace WITH LADDER ACCESS
- NEAT LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING - B



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## ACCOMMODATION

### HALLWAY

Having understairs storage, ceiling corning and tiled floor.

### GUEST WHB & WC

Having tiled floor.

### LOUNGE

16'1" x 11'11" wp (4.90m x 3.63m wp)

Having electric feature fireplace, ceiling corning, 'Herringbone' laminate flooring.

### KITCHEN / DINING AREA

19'4" x 13'4" (5.89m x 4.06m)

Having excellent range of eye and low level units, tiling between units, 1 1/2 bowl sink unit with mixer taps, ceramic hob, double oven, stainless steel extractor hood, integrated fridge/freezer, dishwasher and washing machine, recessed lighting, ample dining space, French doors to rear.

### FIRST FLOOR

#### LANDING

Having airing cupboard and ceiling corning.

#### MASTER BEDROOM

15'5" x 12'3" into wardrobe (4.70m x 3.73m into wardrobe)

Having range of modern wall to wall built in wardrobes.

#### EN-SUITE

Comprising tiled walk in shower, whb set in vanity unit, wc, tiled floor.

#### BEDROOM 2

10'3" x 10'2" (3.12m x 3.10m)

Having range of modern built in wardrobes.

#### BEDROOM 3

10'1" x 8'8" (3.07m x 2.64m)

#### BATHROOM

Comprising bath with tiling around, walk in electric shower, whb set in vanity unit, chrome radiator, recessed lighting, tiled floor.

### EXTERIOR FEATURES

Neat lawn to front bordered by black wrought iron fencing.

Extensive lawn to rear enclosed by fence and gate.

Tarmac driveway.

### ESTIMATED ANNUAL RATES

£1111.20 (MAY 2025)

